

**CDBG-DR 8-11**

**Summary of Major Differences Between 104(d) and URA Relocation Assistance**

**Part I. Eligibility for Assistance**

| <b>SUBJECT</b>                                    | <b>SECTION 104(d)</b>   | <b>URA</b>   |
|---|---|--|
| Income Requirements                               | Only low-income Persons are assisted  | Displaced persons of all incomes are eligible  |
| Individual displaced by rehabilitation activities | Displaced persons are eligible only if the market rent (including utilities) of the unit before rehab did not exceed the Section 8 Existing Housing Fair Market Rent (FMR) and the market rent after rehab was above the FMR. | Displaced person is eligible for assistance regardless of pre- and post- rehabilitation rents. |
| Individual displaced by <u>conversion</u>         | <b><i>Displaced person is eligible only if the market rent (including utilities) of the displacement unit did not exceed the FMR before conversion</i></b>  | Displaced person is eligible for assistance by any conversion to a non-residential use.        |
| Individual displaced by <u>demolition</u>         | Displaced person eligible regardless of the pre-demolition market rent.   | Displaced person eligible regardless of the pre-demolition market rent.                        |
| Individual displaced by <u>acquisition</u> only   | Displaced person is not eligible.   | Displaced person is eligible.  |

**Part II. Amount of Assistance Provided**

| <b>SUBJECT</b>                            | <b>SECTION 104(d)</b>   | <b>URA</b>   |
|---|---|--|
| <b><i>Rental Assistance Term</i></b>      | 42 months   | 42 months  |
| Rental Replacement Housing Payment        | Amount needed to reduce new rent/utility costs to <i>Total Tenant Payment</i>   | For households <b>at or below 80% AMI</b> , amount needed to reduce new rent/utility costs to the lower of:<br><input type="checkbox"/> old rent/utility costs<br><input type="checkbox"/> 30% of gross monthly income<br>For households <b>at or above 80% AMI</b> , amount is difference between old rent/utility and new rent/utility |
| Use of Section 8 Rental Assistance        | If Section 8 assistance and suitable referrals are offered, displaced person cannot insist on cash replacement housing payment. BUT, tenant may request cash replacement housing payment under URA. | Displaced person has the right to a cash replacement housing payment but may accept Section 8 assistance if it is offered.   |
| Other Assistance                          | Assistance includes security deposit at replacement dwelling  | Assistance does not include security deposits  |
| Homeownership Assistance                  | <b><i>Limited to purchase of a cooperative or mutual housing and based on present (discounted) value of 42 monthly rental payments</i></b>  | Not limited to cooperative or mutual housing. Payments equals 42 x monthly rental payment (i.e., is not discounted)  |
| <b><i>Moving and Related Expenses</i></b> | Person may choose either:<br><input type="checkbox"/> Payment for actual moving and related expenses; or<br><input type="checkbox"/> Alternative allowance based on DOT Schedule                    | Person may choose either:<br><input type="checkbox"/> Payment for actual moving and related expenses; or<br><input type="checkbox"/> Alternative allowance based on DOT Schedule   |